

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JANUARY 26, 2015**  
**NRD-2014-0132**  
**1508 Northwood Road**  
**Old West Austin**

**PROPOSAL**

---

Demolish the rear covered porch and deck, a portion of the rear part of the roof, and the covered front porch; construct a rear addition and a second-story addition.

**PROJECT SPECIFICATIONS**

---

The applicant proposes to demolish the rear covered porch and deck and a portion of the rear part of the roof to construct a rear addition. The proposed one-story rear addition will be in the place of the existing rear porch and deck and will be 374 square feet. The proposed second-story addition will be 667 square feet. The existing front porch will be demolished in favor of a new deck with pavers.

The proposed second story addition will be front-gabled with a roof pitch matching that on the existing house. It will have hardi-plank siding and trim, and will be set back approximately 12 feet from the front wall of the house. Windows in the addition will be bronze-finished ultrex. The rear addition will also have hardi-plank siding. The existing front porch will be replaced with a trellis-covered patio.

**STANDARDS FOR REVIEW**

---

The Old West Austin National Register Historic District has no design guidelines for additions. General design principles for additions to houses in historic districts call for the construction of one-story additions to one-story houses whenever possible, to locate additions to the rear of the house so as to not overwhelm the historic appearance of the house, to use a scale, massing, materials, fenestration patterns, and floor-to-ceiling ratios that complement the original part of the house.

**STAFF RECOMMENDATION**

---

Recommend that the applicant consider pushing the second-story addition further back on the house and to use windows that are more compatible with the historic character of the house in terms of materials.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: NRD-2014-0132  
Address: NORWOOD ROAD



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.